

RECORD OF PROCEEDINGS

Minutes of

Meeting

BEAR GRAPHICS 800-325-8094 FORM NO. 10148

Held Thursday, August 13, 2020 20

ITEM 1: CALL TO ORDER: Mayor Williams called the Riverside, Ohio City Council Work Session to order at 6:00 p.m. at the Riverside Administrative Offices located at 5200 Springfield Street, Suite 100, Riverside, Ohio, 45431.

ITEM 2: PLEDGE OF ALLEGIANCE: Mayor Williams led the pledge of allegiance.

ITEM 3: ROLL CALL: Council attendance was as follows: Ms. Campbell, present; Mr. Denning, present; Mrs. Franklin, present; Ms. Fry, present; Deputy Mayor Lommatzsch, present; Mr. Teaford, present; and Mayor Williams, present.

Staff present was as follows: Mark Carpenter, City Manager; Kathy Bartlett, Public Service Director; Gary Burkholder, Community Development Director; Lori Minnich, Economic Development Specialist, and Katie Lewallen, Clerk of Council.

ITEM 4: EXCUSE ABSENT MEMBERS: No council members were absent.

ITEM 5: ADDITIONS OR CORRECTIONS TO AGENDA: The city manager requested adjusting the agenda so that the Planning/Economic Development Update go before the DDC Regional Planning presentation

ITEM 6: APPROVAL OF AGENDA: Ms. Lommatzsch motioned to approve the agenda. Mayor Williams seconded the motion. All were in favor; none opposed. **Motion carried.**

ITEM 7: WORK SESSION ITEMS:

A) Budget Update – Mr. Carpenter reviewed the revised budget with council. He stated that June had a bit of a bounce back whereas July did not. He averaged June and July which came to \$940,000, which was slightly off the revised target. The taxes paid in July are not yet reflected in the revenues. They projected a \$200,000 deficit and are still around that projection. Mr. Garrett stated that local government, motor vehicle and gas tax are getting back to normal levels. They are still waiting on the income tax. Mayor Williams stated they hope to make good decisions when the July 15 info is in front of them.

B) OPWC & STP Grants – Ms. Bartlett reviewed what she was preparing to submit for the 2020 grant applications. The city plans to submit three OPWC applications: a) West Springfield Reconstruction (2022), b) Valley Street Mill & Fill (east corp. limit to Harshman, 2021), and c) Needmore Road Mill & Fill (from corp. limit to corp. limit, 2021). The West Springfield funding request is \$1.2 million, which is 25% grant and 75% loan at zero percent. The Valley Street Mill & Fill request is for \$500,000, which is a 25% grant and 75% loan, and then an additional \$40k from gas tax. The Needmore Road Mill & Fill request is for \$760,000, with 25% grant and 75% loan. The OPWC joint applications with Montgomery County Environmental will be determined by the end of the month and will be mostly in Beverly Gardens or Bayside plats. The county has scaled back their work and would only be doing work in areas with high waterline breaks. In order for riverside to submit with them, they would give the city their cost to do their work and the city would have to come up with an estimate that would be just under that in order to get funding. The one STP application is for Woodman Drive from US 35 to Eastman and is the same as submitted last year. They are doing this project because they are not ready to submit on Springfield and Airway. This will be Phase I, and it rebuilds pavement and puts sidewalks on both sides and lighting.

Ms. Bartlett stated there will likely be five phases to Woodman Drive, Phase I as she just mentioned, then in 2021/2022 they will jump to Phases IV and V, which is Springfield to Airway. In 2023, they will submit grants for Airway to Burkhardt, Phase III; and then in 2024, they will submit for STP funds for Burkhardt to Eastman, which is Phase II. Mrs. Franklin asked if they needed to check on the west side for sidewalks because it is Dayton. Ms. Bartlett stated they will have to look at the right-of-way. She believes the roadway right-of-way is Riverside's. When estimates are put together they do not get into the details of engineering.

RECORD OF PROCEEDINGS

Minutes of

Meeting

BEAR GRAPHICS 800.325.8084 FORM NO. 10148

Held

Thursday, August 13, 2020

20

Ms. Bartlett stated the study is underway to determine the seven-year fix for the Harshman/Woodman Wall. They will implement the results of the study that would be engineering and construction in 2021. There is a need for a feasibility study that would run 2020-2021 for a permanent fix and realignment. STP funds would be available in 2027 for the permanent fix, the Woodman Phase IV and V. There is need for a supplemental appropriation to do the feasibility study on Woodman from Springfield to Airway. They did a brief feasibility study earlier in the year to apply for Highway Safety Funds, but did not get it, which they found out in June. There was money in the budget to do more work on this, but because they thought they would get the Highway Safety dollars that would have paid for this study that money was cut out of the budget. She stated it can't wait until 2021 and meet the October 2021 STP deadline. It moves the wall further down the line to do something permanent. The study would look at up to five alignments and investigate the environmental requirements for each due to that capped landfill. The cost of the study is \$43,900.

Mr. Carpenter stated this is a recent development adding that the way to fund this study would have to come from the general reserve. He asked Ms. Bartlett to elaborate on the cost benefit. Mayor Williams asked what it would leverage the city in the best-case scenario to have this \$44,000 study. Ms. Bartlett replied that it allows them to submit for an STP application in 2021 for this section. If they don't get started until after the first of the year, that would push them to submitting in October 2022. It pushes the permanent repair of the wall and realignment of the roadway another year later. Mr. Denning stated if it is pushed another year down the road they are looking at the increased cost on the total cost of getting the fix done. If it is 3% for a \$1.0 million project that is \$30,000 and the price would go up if they wait a year. By doing it early, they cut the cost by \$30,000 and are down to \$14,000. Mayor Williams asked if it was a \$1.0 million project as he wants to know the cost. Mr. Denning stated it was probably over a million. He was just using an easy number to get to. If it was \$2.0 million then it would save them \$60,000, and that is only if the costs go up by 3%, if they go up more than that it saves them even more by spending the money now. Mayor Williams asked if she could ballpark the STP amount if they could get it. Ms. Bartlett replied that for this section of Springfield to Airway, they will go after two STP grants, one right after the other, requesting the maximum amount of \$3.0 million, each. Mayor Williams reiterated that for them to be considered for potentially \$6.0 million in grant funding for the wall, they need a \$44,000 feasibility study to be done in advance. Ms. Bartlett confirmed that was correct.

It was decided that the supplemental at the next council meeting would have an amended Exhibit to include the feasibility study of \$44,000. Mrs. Franklin asked if they did the study was there still chance they could not get the STP grant. Ms. Bartlett replied there is always that possibility, but in working with ChoiceOne, they will get all phases of Woodman in their short-range plan. Once it is in there, it has a better chance of getting funding each year because they are going after the phases one right after another. Mr. Denning asked if they get turned down this year and they turn in the same thing again next year; will that give them a point for that on the grading scare. Ms. Bartlett stated that if they don't get funded from SR 35 to Eastman, they would put that aside and go down to Springfield to Airway and submit that. The extra point, when they submit STP grants, they get to pick a priority point like they can do in OPWC; last year they submitted two STP grants and did not give US 35 to Eastman the priority point. If they had of done that, they would have gotten that segment funded. *Deputy Mayor Lommatzsch motion for the exhibit to be amended for the upcoming council meeting. Mr. Denning seconded the motion. All were in favor; none opposed. Motion carried.*

C) Loan for East Springfield and Center of Flight – Mr. Carpenter provided information and a time-frame from Mr. Andrew Brossert, who sets up the financing. They do not have the terms, yet, as that comes in mid-September, but the amount they are looking to borrow is \$1.5 million. Legislation for the first reading will come on September 3, 2020; the second reading on September 17, 2020. They are trying to get a 20-year term. There is interest on 20 years for the roadway and possibly 15 years on the Center of Flight and then a balloon payment of some type at year 16. He has not seen the numbers yet, but that is in the works.

Ms. Fry asked if this debt was reflected in the documents they already have related to the budget. Mr. Carpenter stated the payment is not in there. It will be added. There are also some other items that need to be taken into consideration as well.

RECORD OF PROCEEDINGS

Minutes of

Meeting

BEAR GRAPHICS 800-325-8094 FORM NO. 10148

Held Thursday, August 13, 2020 20

D) Planning and Economic Development Update – Mr. Burkholder

stated that after the recent special meeting he and Lori realized they needed to provide council with a comprehensive economic development to the council. He acknowledged that Ms. Minnich put the entire presentation together and he thinks she did a fantastic job of giving a comprehensive view not only of some of the economic development updates, but some of the planning of what is going in within the department.

*Technical difficulties led to moving forward with Energy Efficiency Project for the Wright Point Buildings.

E) Energy Efficiency Project for the Wright Point Buildings – Mr.

Burkholder stated they had been working with Chris Meyer and Todd Smith. They don't have the information yet; but there is a little bit of a time crunch to realize some tax incentives that are going to expire at the end of this year. They will bring more details to council, but they wanted to move ahead with this because the building has some challenges when it comes to the HVAC system, and they want to maintain the building and add value to it going down the road. They thought the timing was good given some of the problems tenants have with cold and heat; and taking advantage of rebates and some tax incentives that will expire.

F) Land Bank Agreement – Mr. Burkholder stated that in terms of the

landbank they have had a demolition program in the past and now they are renewing it, Demo 2.0 with the landbank. There are funds available to demolish both residential and commercial properties. In 2020, that is \$1.5 million allocated among the communities in Montgomery County. There would be just a little bit over \$46,000 allocated to Riverside, but it is a one-to-one match, which means whatever is received from them, the city needs to match it dollar for dollar. He does not believe they need to spend it all. In discussions, because of COVID, those monies for 2020 could be carried over to 2021. It is his understanding that the same amount for 2021 is \$1.5 million. To do this, they have to renew the agreement with the landbank and they would like the city to do that as soon as possible. It would also require appropriating the money. Looking to the 2021 budget, they would also want to look at what monies they want to appropriate since that will be a discussion coming up the remainder of this year. They will need to have the agreement approved by resolution to give the manager the authority to sign it. Mr. Carpenter stated if they want to participate they need to have the agreement approved by council before he signs. They would then appropriate the funds. They will need to identify the parcels in-house as there are a few that need to get demoed. This is an opportunity to take advantage of a 50% grant. He encouraged doing that trying to use budgeted funds that are in place. They may have to draw from other departments, but it is something that they can participate and use. He would like to use existing funds, but a transfer may be needed from another department; he would go through the entire budget to try and find their match. Mayor Williams asked if there is a typical amount they spend on nuisance abatement for structures not just for cutting grass. Mr. Carpenter stated they budgeted around \$60,000 and this year it was cut back to \$50,000, but most of that is grass assessments and clean-ups not as much for demos. Mr. Denning stated he thought it cost roughly \$10,000-\$15,000 to demolish a structure. Mr. Carpenter replied last year they had one in Huberville, one on Valley Street that was burned, and there may have been a third, but both of those were less than \$15,000. Mr. Denning stated their \$45,000 and the city's \$45,000 gives them \$90,000, and it would give them up to six structures they could take down. Mr. Carpenter stated step one would be to identify the funds and step two would be the legislation. Deputy Mayor Lommatzsch asked if it had to be a house or if it could be a trailer in a trailer park. Mr. Burkholder stated he did not know; he knew commercial qualified, but not specific to the trailer. Mr. Denning stated he thought the state had control of the trailer parks. Mr. Carpenter replied they do, but there may be an agreement that could be done. It is on private property, there would have to be an agreement. There probably wouldn't be any pushback.

D) Planning and Economic Development Update – Continued – Ms.

Minnich began the presentation with a definition of Smart Growth – maximizing resources, partnerships and staff; linking essential basic to attract projects of highest use for sustainable community and economic development. She recapped 2019: networked to improve and renew local, regional, and state partnerships; leveraged resources with partnerships to use data to get projects up and running; mitigated some development challenges by renewing

RECORD OF PROCEEDINGS

Minutes of

Meeting

BEAR GRAPHICS 800-325-8094 FORM NO. 10148

Held

Thursday, August 13, 2020

20

partnerships. She stated that every staff member reached out to do their part in bringing positive relationships into Riverside. She spent quite a bit of time renewing and rectifying leases and abandoned suites at Wright Point. She coordinated improvement projects to keep tenants at Wright Point and helped when tenants wanted to expand and grow as that expanded the workforce and revenue generation. She also did a lot of marketing getting listed on professional property websites like costar, loopnet, and tried to get them out there on not necessarily free sites, but on through the DDC. The positive points for 2020: development director position filled; unresolved projects are being completed and wrapped up; resources were allocated for projects; plans, goals, and objects are being outlined and designed for development; and proactive development strategies are in the pipeline. Mr. Burkholder added that one of the projects completed was the ESID project at Claypool. Ms. Minnich added that Mr. Burkholder has worked on the Source Water Protection plan that a lot of these projects and plans are a part of. Ms. Fry stated it would be helpful for her understanding to go through the unresolved projects that got completed. Mr. Burkholder replied that ESID was one of them that was completed in spring and was initiated and started before he was hired. He added that one of the projects was bringing in a professional management company for Wright Point, which would then free up Ms. Minnich to devote more time to economic development. Wright Point takes a lot of her time away from economic development as Ms. Minnich was taking care of tenants, reviewing a lot of leases, doing a lot of clean-up, and coordinating all the tentative improvement projects. One of the other challenges is maintenance of the two buildings as they have roof leaks and other issues that are recurring and uses up a lot of time for a single person. Ms. Minnich stated there were projects started that didn't come to completion because of the time taken for Wright Point. She was involved in a lot of areas. The Source Water Protection Program and ESID were both started and some were farther along than others but bringing Mr. Burkholder on board there is some closure as there is more staff looking at them. Mr. Burkholder commented they are compensated for the time and effort spent on the Source Water Protection Program and the deliverable they have. They realized the 2019 annual report was not completed and it has since been completed. They also have to do a mid-term report, which has been submitted. They are working on other projects like getting the Source Water Protection Map as an overlay on their GIS parcels. They are also looking for the Source Water Protection legislation that provide parameters and restrictions relative to the aquifer that is still being working on. They also need to add some links to the department of health as there are some standards and programs of certification that says if the business is a Source Water Protection business. They still need to get some of those connected on the website. Mr. Carpenter stated it is a big project and hope to get it closed before the end of the year, but it is proven to be challenging.

Ms. Minnich stated that they have strategies that are essential for where the city is right now to move forward. Golden Shovel presented a few weeks ago on how they are going to make Riverside a destination; this is needed. They are not in front of the right developers, or investors, or realtors. Golden Shovel is working on an economic development website for Riverside and they are reviewing the home page content currently to move on to the next piece. Colliers International will play a critical roll with Wright Point and attracting the right tenants, specifically in the Air Force defense contractor side. Dick Meter, the agent, knows the area and landscape well and can give his professional insight on commercial real estate in Riverside. MKSK has been mentioned in previous meetings and is a renowned firm doing work within and outside of the state. They have done quite as few projects in Dayton and have a major presence in Columbus. Mr. Burkholder has worked with them in various locations. They have talked about land use planning and updating the 2005 plan. Not starting out with an entire plan or comprehensive for the entire city, but starting with the corridors, including Center of Flight and this area up here as well. They want to get started on that and corridor planning to the aesthetics as well; upgrade the commercial areas to be more desirable and attractive. They have TIF funding that has been accruing for Center of Flight and for the Airway Shopping Center. It is a defined area, but those monies would be available to make improvements there, but to begin with laying down plans what they would like to see happen there and get that comprehensive approach on the corridors for the entire city. When developers come in they would already have a template of what they want it to look like. Mayor Williams asked if they were under contract with MKSK. Mr. Burkholder replied they are not. They have been investigating, before they do anything, what funds do they have to initiate the project. The good news is that the funds have been accruing in the TIF and it is a

RECORD OF PROCEEDINGS

Minutes of

Meeting

BEAR GRAPHICS 800-325-8094 FORM NO. 10148

Held

Thursday, August 13, 2020

20

great opportunity to begin the process. Ms. Campbell asked if the additional businesses assisting are an extra cost to the city. Mr. Burkholder replied yes, it is a cost with additional vendors. There are funds to spend on these planning processes and it is dedicated and can only be spent in the TIF areas. They are in the initial discussion phase with the various vendors and have not received any cost as of yet. Mr. Denning stated they do know how much is in the TIF so, they do not want the cost to be higher than what is in the TIF. Part of the reason this hasn't been done before is because the number has never been high enough as it has acted more like a piggy bank. Mr. Burkholder stated both TIF have over \$150,000 apiece. Mr. Denning stated the funds can't be used on anything else. Ms. Campbell commented there have been companies that have gone over the top. Mr. Burkholder stated that it can be done in phases; they don't have to spend it all. They can limit the scope.

Ms. Minnich provided a list of regional resources: The Dayton Development Coalition, Jobs Ohio, Montgomery County Business Services, BusinessFirst, and the Montgomery County Land Bank. They are able to leverage resources from these groups through services, research, data and funding. The city has good relationships with them and through planning they can define projects and scope of projects to move forward. Mayor Williams asked if they were members of BusinessFirst and if so, for how long. Mr. Carpenter replied they were members and have been for the past two or three years.

Ms. Minnich provided projects updates for the city. There was the Taco Bell Ribbon Cutting, 2076 Harshman, on August 11, and she stated Ms. Ennist needs to be credited with the layout and attention to detail of the new store. The Morris Furniture location, 2121 Harshman, is a project for storage units being considered. The Airway Shopping Center has a Circle K committed to go in at the corner of Airway and Woodman. The Yumi Bubble Tea and Deli is going in next to Big Lots, but she needs to further research. The Flying Ace Carwash is negotiating a lease agreement where the Burger King is going out along Airway. The Pettibone Coffee Shop, 215 Woodman, she doesn't have much information and hasn't connected with the owner, yet. Roy's Automotive moved from Harshman to 400 Woodman. The former K-Mart property, 601 Woodman, is an active project. She stated that the former Pla-mor, 4901-4909 Linden, has had multiple interests. She believes there was an application submitted for a potential new business.

Ms. Minnich presented opportunities on properties they are aware of and what is happening by staying connected with owners or talking to listing agents. The former Bob Evans, 1929 Harshman, went to auction and was sold last December to a company holding in Cincinnati so, there hasn't been much movement there. The church, 2141 Harshman, gets a lot of activity, but the owner states they are looking for the perfect buyer. There is a vacant two-acre lot south of Riverworks, 2315 Harshman, zoned residential, but she has been approached twice to know what it would take for it to be rezoned to commercial. At 4707 Old Troy Pike next to Subway, a half-acre was auctioned last Thursday. The person who called about that wanted a used car lot; she is unsure if that is who bought it. On Harshman, there is a resident interested in selling his two lots across from the Senior Lofts. The vacant corner at 700 Spinning Road, formerly Capital Cleaners, has challenges in that the lease agreement with Kroger will not permit high retail in food, snacks, beverages. The owner has told her there is a lot of interest, but every one of them has been for a gas station and that comes with a retail side. The lease with Kroger will not permit that. The former Smiley's, 4740 Linden, has a proposed commercial district warehouses; the best example she could give would be along Executive Boulevard in Huber Heights where they have business office out front with storage or warehousing space in the back. The Waffle House, 4203 Linden, is being put on hold maybe three or five years as COVID closed the Waffle Houses due to their small spaces. The former car wash and old change at 4215 Linden, she receives calls, but the owner is very hard to get a hold of. It is a challenge when they can't find the owner to try and move it. She added regional partner notices as opportunities. The DDC and county share projects that come in

from site developers and business owners looking to expand or relocate. She provided a few examples that came in July 2020: Project Tilt, Project Cub, and a client company seeking light manufacturing space to lease for purchase (specifics include size, height, overhead, electrical, and lease term requirements). Mayor Williams asked if these projects are ones where the DDC would send out to regional partners on a regular basis that come in from

RECORD OF PROCEEDINGS

Minutes of

Meeting

BEAR GRAPHICS 800.325.8094 FORM NO 10148

Held

Thursday, August 13, 2020

20

~~brokers asking if anyone has something that meets the prospectus.~~ Ms. Minnich confirmed that was correct. She added that for the client company project she did look for a place with those parameters, 215 Woodman, as it was a garage at one point and has the specs.

Mr. Burkholder stated with the land use planning study the two commercial areas near Airway/Woodman and Burkhardt/Woodman, they are prominent corridors and they have working capital with the TIF to actually begin to do serious planning. There are other promising areas like that Center of Flight, which also has a TIF, but the area where they can attract 'high value targets' are along Woodman. Those targets bring amenities and much needed jobs and income tax.

Ms. Minnich stated that retention and expansion opportunities were limited due to COVID. They were flooded with safety protocols and federal resources like the Economic Injury Disaster Loan Program and the CARES Act. There were outreach efforts with constant emails and phone calls even with limited time and staff. She explained the safety boxes with PPE received from JobsOhio to distribute to businesses. She invited council to take a few to businesses should they wish to do outreach and public relations. Mayor Williams asked if there is an optimal number they want to get to each month for R&E visits to get to existing businesses. He asked if this is part of what the department would like to be doing each month to connect with the businesses. Mr. Burkholder stated that is a great idea. The department isn't fully staffed as there were five people before. All these activities are what they want to add to the list. He stated that Ms. Minnich has been reaching out to businesses to find how COVID has impacted them and if they are taking advantage of some of the federal programs. Mayor Williams asked if the PAR report would give a monthly R&E update so if Lori, Gary, or Tam had been able to visit a business and give an update so council knows who they have talked to in the last 30 days, it will help them when they are playing the ambassador role to know the last time there was contact with businesses. Creating a schedule like 15 businesses a month over the course of a year, that is a good number of businesses they have been able to reach as a city, whether staff, council, BusinessFirst. R&E has a powerful effect as 90% of jobs in Ohio come from existing businesses. They need to focus on what they have here and growing that. As council, they can be helpful as well. Deputy Mayor Lommatzsch added that the chamber can be helpful as well and that the chamber goes out with Lori a lot. Ms. Minnich stated that Lynn from the chamber and herself visited over 70 businesses over six to seven months. It was well received. They made calls to not necessarily high-flight risk, but to businesses having challenges and finding out if the city could help with anything. She is sure Lynn and herself will get back out to start outreach again. Mrs. Franklin asked if they knew the percentage of businesses that got any of the county or state grants under COVID. Ms. Minnich replied she didn't know the percentage. Mr. Shimp stated that he has a document he could share with council that shows all the businesses that received PPE loans through this time. He will have to do a filter search for Riverside. Mrs. Franklin was concerned about the additional county \$10,000 for small business or do they not have those numbers yet. Mayor Williams stated that the county may need to answer that since it was there program. Ms. Minnich stated they were early in getting information out to businesses. She even took calls from non-profits and how they could get help at this time.

Ms. Minnich stated that JobsOhio has many different programs to assist in preparing land to be site ready for development. Their new program will have more for smaller cities with smaller properties that are distressed or brownfields or not moving. Mr. Burkholder stated there are a few sites in the city they would possibly like to apply for.

Ms. Minnich presented the marketing and planning plan from the north to south of Riverside: Harshman Corridor, Central Corridor, and south of Airway.

Ms. Minnich presented mixed use development opportunities. These are areas that are walkable and has amenities where travelling far is not necessary. They have had proposals and conversations for mixed use at 601 Woodman. There were some concept plans done for Center of Flight that involved all the amenities, office buildings, sports complex, and retail space. Conversations were had on the MTC building for senior housing, assisted living, and multi-family housing. On the Smiley's property, a concept plan was submitted for residential, multi-family, commercial, restaurants, and church. She spoke to the agent today on that

RECORD OF PROCEEDINGS

Minutes of

Meeting

BEAR GRAPHICS 800-325-8094 FORM NO. 10148

Held Thursday, August 13, 2020 20

property and asked about the activity for the past couple of years and he told her there is a lot of interest in it. She asked where the problem was; he replied there is no infrastructure. It is a challenge, but something they will take a look at moving forward. Mayor Williams asked when it says proposed uses if they were internal discussions. Ms. Minnich replied that they are discussions she has had with potential investors. Mr. Burkholder stated he had a conversation about a possible micro-brewery in the MTC, but he has also had several conversations with the owner, but the price tag is extremely high on that, \$1.5 - \$2 million. He purchased it for \$200,000 at an auction. Mr. Burkholder believes the owner overstates the condition of the building. The city has been working hard to get it mowed and maintained.

Ms. Minnich mentioned the census is still ongoing and across the country it is at a historic low. She is unsure if they can correlate that with COVID. Mr. Carpenter stated the census has started going door-to-door as of August 11. Deputy Mayor Lommatzsch asked for clarification on the numbers and percentage presented on her Census 2020 map. Ms. Minnich stated the first number is the tract number, then the total percent received in that tract, and then the total percent replying on the Internet. Mayor Williams stated he appreciated seeing this data and that the census is important for the city and the region. Deputy Mayor Lommatzsch asked if anything was happening with the southwest corner of Woodman and Airway where the old McDonald's was located. It needs to be on the radar and needs cleaned up. She thanked the road department and development of the new road and hopes the residents appreciate what they are seeing at Airway and Woodman. She added that the contractor has been accommodating to the businesses there and working with them to get things done.

Mr. Burkholder stated there is a discussion on storage later so they put an area map that gives a representation of availability of storage in the area. The last slide talks about the focus forward. He is optimistic there will be new opportunities even though they are unsure of the economic paradigm will look in America; there will probably be a lot of shifts and changes. He stated there has been good communication in the sharing of information during COVID.

G) DDC REGIONAL PLANNING – Mr. Shimp presented the hierarchy and structure of the Dayton Development Coalition (DDC). There are four DDC initiatives: JobsOhio, Aerospace & Defense, Accelerant, and Regional Advocacy. With JobsOhio, the DDC administers all state loan and grant programs and other tax credits. They cover 12 counties. They are responsible for carrying out various initiatives to attract and retain jobs that align with industry sectors. He stated the initiatives go together for the region's goal of creating and retaining jobs. They support companies as they create jobs; 75% - 80% of all jobs created within a year is from existing companies so it is important to have strong relationships with those companies so they can quickly connect them early on with resources to address issues they have. The DDC spends a lot of time pitching the region to new companies that exist outside of the state and country. The best they can understand Riverside and its assets and opportunities; the best they can do to align those opportunities and projects as they come along. They have seen a fair amount of success in every community they serve in the region not just with smaller projects, but fairly large companies of nationally known brands. He stated they focus on manufacturing, autonomous systems, bioscience, cyber, and workforce. Riverside is able to partner with the DDC through business retention and expansion visits; they would never visit a company with Riverside being informed and being a partner in the conversation. The DDC can also assist in guiding the economic development strategy for the region; anything from which companies they should go after, which industries are stronger, and help Riverside by identifying high growth industries and high wage opportunities. The same goes for R&E to identify companies with growth potential and/or at risk. He reviewed the site selection tools that help to fast track development and the JobsOhio Site Program geared towards encouraging speculative development. They help to best partner the city, region, and state through constant communication and collaboration. The DDC will align programs and resources with the opportunities and struggles the city has to help fix those. The DDC is a resource to the city that has been an ongoing member of the DDC.

Mr. Denning asked if he had been involved at all in helping get Space Command to WPAFB and what are the chances of that happening. Mr. Shimp replied was somewhat involved. They are continually collecting data around that for the proposal, but he does not have a status.

RECORD OF PROCEEDINGS

Minutes of

Meeting

BEAR GRAPHICS 800.325.8094 FORM NO. 10148

Held

Thursday, August 13, 2020

20

Mr. Carpenter asked if Mr. Shimp could share any information about the land use study. Mr. Shimp stated he could send him the executive summary of the study. They contracted through a data modeling group, REMY, and did an input-output model to determine the impact that WPAFB has on the region. They found in years past it was reporting at a \$4-\$8 or \$5-\$8 billion-dollar impact, but with this new model they have been able to determine there is a lot more ripple effects than what was seen previously and impacts well over \$15 billion in the region as a whole. It shows why the DDC strives to support WPAFB and various installations.

Mayor Williams commented that when he and Mr. Shimp were able to work together that he provided him with lots of data to know exactly what types of industries they could be good at and where to focus the energy. He thanked Matt for his work at the DDC. Mr. Shimp added that he is aware of the new economic development website for the city and content for that; he can provide all sorts of data to help shape that. As it relates to sites, they already have a site viewer for the City of Riverside that they will be able to input onto the new website.

H) Zoning for Indoor Storage Unit – Mr. Carpenter stated that zoning for indoor storage units is currently under the I District. There has been some consideration of maybe changing that designation from I to B to be undetermined as far as how it is placed in the B, which is the retail category. If they were to make a change, they would need to send this to the planning commission so they could consider it. Staff would draft up the parameters of what that looks like. They have reviewed how other municipalities designate indoor storage. Ms. Fry stated she approached the city manager because when they were discussing the U-Haul proposal, she really thought about the bigger issue. U-Haul is the company in front of them talking about I-1 zoning. Looking at the uses, to her, it did not make a lot of sense to try and bite off all of those uses just to provide for storage inside the K-Mart building. She is looking at indoor storage as something that is simple enough that they could look at the trends of neighborhood storage. In the economic development update, there were three examples where companies have come to the city to talk about indoor storage. It makes sense to look at whether it makes sense to put indoor storage in a B-2 because that seems a simple solution. Mr. Denning added that it seems to be a simpler solution than having to rezone an area to I-1, and then, if storage doesn't work out with it zoned I-1 gets sold to a trucking company and because it is up against residential, those residents are screwed. He agrees and that is part of the reason why he doesn't like zoning K-Mart to I-1. He thinks maybe they should have been thinking of changing the B-2 zoning to include indoor only, no expansion, storage. This would help the Morris Furniture situation because right now if that goes storage, that will have to be rezoned to I-1 and granted that is not a lot of residential, but there is residential there. Trucking is across the street and around back, and it is a bit more realistic for that to be industrial than the K-Mart. He would like to know how other communities deal with this situation. His other issue about storage in general is if you stay in a hotel and pay \$7 a night to stay in that hotel, no matter what the size is, you pay \$7 a night to the city. Whether you pay \$49 or \$149, you pay an additional \$7 to the city for that hotel to be there. It is a hotel tax/bed tax. His thought is whether it is allowed or not by state or county, there would be a \$3 or \$5 per month on storage units. That does two things. It gives the city a possibility of getting some income off of storage units, but it may also deter storage units from coming to Riverside, which he is not total against as he doesn't want the city to be the storage capital of Ohio. He asked if other information from communities had been received. Mr. Carpenter stated that Huber Heights is B-2, Dayton is a mixed bag depending on type of storage. Some of the issues with the current code is the rental side of it. Car rentals is a conditional use in the B District. He doesn't know simple it would be; do they have a B-1, B-2, and create a B-3 and what does that look like. He recalled that Fairborn is industrial; he has reached out to other communities as well. Mr. Denning stated if they are looking at this in general, they have ten different zoning possibilities in Riverside right now. They used to have 23 or more. Maybe they need to reevaluate all of that and come up with a better answer. If they went from 31 to whatever they have now, maybe they should have come closer to 18 or half of what they had instead of one-third of what they had. Maybe they shoved too many things into the slots they were trying to shove them in. Maybe there are different levels. They have residential-business; they have a work-live business so, maybe they need to reevaluate that whole zoning chart.

Deputy Mayor Lommatzsch stated her concern is losing control of the zoning and what could happen in a zoning district. A good example that they can't do anything about because they

RECORD OF PROCEEDINGS

Minutes of

Meeting

BEAR GRAPHICS 800-325-8094 FORM NO. 10148

Held

Thursday, August 13, 2020

20

~~have no control is the new used car lot on Woodman Drive in a building that used to be a~~ retail establishment that went out of business. Now they have cars parked on the berm. Why can't they stop that? They are parking used cars on the right-of-way. That is an example of where they lost control on Woodman Drive. That is what will happen again if they change the zoning; they lose control. She is concerned they are giving away any advantage they have as a city to control what happens. If anybody goes into the K-Mart property and develops a business and it doesn't go for whatever reason, they have no control what can go in after that. She stated that Roy's Automotive is a gross site on Woodman Drive and they have lost control. That is what they would be doing again with the K-Mart property.

Mrs. Franklin stated regardless of how they change it, they need to look at the percentage of the property that can be used for it. They can require "x" amount of square footage of the entire property. Mayor Williams agreed. If storage became a conditional use of a B-2 and regulated not to exceed a certain percentage of the total lot size, then they could...they are going to deal with this again and it will likely come up at the Morris Furniture site. Mrs. Franklin is concerned if they placed it under a business then any business could add storage, but that is one way to prevent them from stopping business and making it all storage. They don't want that to happen either. Mayor Williams stated they have an opportunity here to update the zoning code as opposed to one-size fits all take it or leave it. He is in favor of what advances them as a city. He likes Brenda's pragmatic approach and would like to see what staff can come up with and what planning commission has thoughts on recommending. It is the council's code; they can write it, rewrite it, and amend it as they see fit.

Mr. Teaford stated that a trucking company will never go into that lot. Everyone is talking about semis, but they will never build in that lot regardless what happens. They can't use the K-Mart building; everything that is established as far as trucking companies go, they've already got everything they need in Dayton, Ohio and Riverside. They have a great presence of trucking companies in Riverside. They pay a lot of taxes; a lot of the drivers live in Riverside, but they don't have to worry about a trucking company going into that lot. Maybe they need to look at the zoning the way they have it now. Going from 33 or 34 zoning codes down to 13 was pretty aggressive and it grouped a lot of things together that at that the time the council maybe didn't think or worry about. They should take a look at that. The only thing that is going to happen there is somehow, somebody will have to get it shovel ready before anything that moves in there other than somebody willing to spend \$6 million to renovate and do what they need to do with it.

Ms. Campbell asked if Morris was putting storage units over there and why. She asked if they would get a restaurant or something. Mr. Carpenter stated the realtor has been contacted by a company that is in storage. She said that it would be an eyesore for storage. Mr. Teaford stated it would all be indoor so it wouldn't be an eyesore. They have so many empty buildings and like it or not storage is one of the top businesses booming everywhere. Ms. Campbell asked if anyone had checked with Grub Steak. Mr. Teaford replied that Grub Steak was out of business. Ms. Campbell stated she had talked to the manager who lives in Huber and he wanted a place to him; he might reopen if anyone talks to him. Mayor Williams stated that a report came out this morning of restaurant owners surveyed and 89% said if things don't improve in six months they will close forever. It is a very touch-and-go industry. She replied that goes for anything, who would rent a truck if they can't afford to move.

Mrs. Franklin stated if they were going to do this, they do it under a new number like B-3. Mr. Denning added they might want to take B-3 and take some of the lesser impactful businesses out of industrial and some of the higher impactful businesses that are in B-2 and put that and make a B-3 zoning district.

Mayor Williams stated the map they got includes more than just the city. Mr. Burkholder stated they did research and wanted to make a few points. He and the manager talked and it is about the availability in the region. It is about the positive economic impact on the community and the city regarding revenues, particularly income tax. He is not against certain companies, but wants 'high valued targets' and given they have limited land use and wants to attract what will bring further development to the community and produces revenues that are much needed. It is a valuable corridor; they want it to be enhanced. He understands there are

RECORD OF PROCEEDINGS

Minutes of

Meeting

BEAR GRAPHICS 800.325.8094 FORM NO 10148

Held

Thursday, August 13, 2020

20

a lot of vacant buildings. He stated that it has been misunderstood that they want another big box to go into the 601 Woodman location; they are talking about mixed use. They feel it is the wave of the future. Regarding the zoning, they do think it ought to be redone, but comprehensive. Zoning is also based on land use, and what they would like to see in upcoming retreats and work sessions is determining what council wants to see in five, ten, fifteen years. With COVID, they do not know exactly how they will redevelop as a community. He brought them the zoning map so they could see if they put storage into the B-2, then all the light blue areas show where storage could go into. He asked council if they wanted to be inundated to where storage could automatically go into a B-2 and would not necessarily have to be approved by the planning commission. It is his understanding if some of it is a conditional use in B-2 that the approval could be given by the planning commission and wouldn't have to be approved by council, meaning council would lose control of what would go into the B-2. This has happened with some of the used car lots. He would like to see council have control. Ms. Fry wanted to point out an inconsistency from economic development and talk about it. In the project updates, it lists storage units as a project at Morris Furniture. In the mixed used development opportunity, the Southwestern Property Corp., another storage unit development, is listed as the K-mart site. To her this is presented as positives and what they want. Mr. Burkholder stated it was not intended to be presented that way. Those were previous proposals and it is his understanding that the mixed-use proposal was the library would go there. Previous zoning was at 60% retail. That would be a mixed use; it is current code language. They were providing the historical. Statements had been made there was no interest in 601 Woodman other than U-Haul and they wanted to show there had been interest; some of it had storage, but it was mixed-use, not totally storage. This has led them to asking if there would be any retail space there should U-Haul go in; it is reduced now to .88 acres. Ms. Fry stated she is not under any delusions about big box retail. She knows that era is over. She understands residential is a hot market now; and she also knows people are about to be evicted if something doesn't happen. Restaurants have a big question mark; they just don't know. She is concerned they did not experience growth with the rest of the region during the economic upturn they just went through and they are about to look at an economic down turn and how do they stabilize the community for that storm. Mr. Burkholder replied he was not implying the council was deluded into thinking big box would come back. The statements were previously made that the position of the economic development and the presentation by U-Haul and others that supported them that they have to go with their proposal because big box isn't coming back. They knew big box wasn't going back there. He wanted to clarify their position relative to future development. He asked council why they think Riverside didn't move forward with the economic upturn while the rest of the region did. He doesn't know the answer. The areas targeted by the DDC and the city location makes sense if the base intends to expand and be successful, then those would be the high valued targets to target those industries for the region.

Mayor Williams stated that all those things were true before and all that Matt Shimp described were available during the period of economic expansion. He stated that Mr. Burkholder does not have to answer for that or apologize as he wasn't in the city. He agrees they did not experience the growth from 2012 to this past March; it troubles him when the economy constricts and they don't have growth. Both he and Mike had the same response of 'ughh' hearing Waffle House was 3 – 5 years out, now. Mr. Burkholder stated they are getting lots of inquiries on properties. Mayor Williams asked are they just phone calls or is someone coming forward with a site plan. He doesn't see that as the same thing as they are looking at with 601 Woodman. He agrees that there are great things that can happen at the Center of Flight and at Wright Point. He would like these two buildings to be more than 50% occupied. He would like the Center of Flight that would have a plan forward that could be executed in 18 months; and the elected officials don't have to talk about what they hope to do, but can talk about what they are going to do with the properties from the center of the city and grow out from there. He thinks there is nothing but opportunity; a lot of it is triage right now for them to save what they can and keep moving.

Mr. Burkholder stated he understood what he was saying; he doesn't think \$3,000 a year in income tax is the highest value for that property. Mayor Williams stated they don't disagree, but he won't let perfect be the enemy of good. He is not going to wait for a perfect solution at 601 Woodman when they have a good solution now. He does not think \$3,000/year of

RECORD OF PROCEEDINGS

Minutes of

Meeting

BEAR GRAPHICS 800-325-8094 FORM NO. 10148

Held Thursday, August 13, 2020 20

~~income tax is ideal; but he also doesn't think a building valuation of \$2.5 million will stay~~ that and not drop like the MTC building did. What is not ideal is another 12 – 18 months of the building sitting vacant while they try to vision themselves into what they love to be. He wants them to control their code.

Ms. Fry asked if proceeding with indoor storage preclude any plans for that corridor. Would that ruin things he has planned, not possibilities? Mr. Burkholder responded that there are active projects in the city now; these aren't internal conversations. It sets the tone for that entire corridor. They would have 50 – 75 trucks on that corridor. It is simple, council will decide, but they feel there is a higher use for that particularly strategically located area. Ms. Fry asked if the issue is about trucks or storage because she is not a fan of the trucks. Southwest was not proposing trucks. They came, provided an idea, and then nothing. Mr. Carpenter stated they initially started out trying to do the 60/40 percentage. That did not fit their business model. They had an option on the property and would council approve it; he told them he did not think so as council had previously shot down U-Haul. Ms. Fry stated if they came back to them today, she feels the answer would be different because that proposal was a good proposal.

Mrs. Franklin stated she understands the development of that corner and the housing. The problem is that there are three gas stations on that corner. She keeps coming back to the three gas stations. She would love to see an apartment complex, but do they think people want to live on a corner that has three gas stations.

Mr. Burkholder stated the only point he wanted to make was the discussion about putting it in the B-2. They consider as a group the ramifications of that if they put it in a B-2.

Ms. Campbell asked if maybe for the K-mart building they consider a senior citizen place or assisted living and hospice. Mayor Williams commented the market would have to dictate that a developer would want to do and pay the asking price for the property, tear down the building, take care of environmental issues, and then develop a new assisted living home, senior living, and hospice.

Ms. Fry stated she would like to challenge the statements that are made as if everyone agrees because she doesn't. They don't want storage to just go anywhere. She is specifically discussing indoor storage and sees that as a separate and distinct from outdoor storage. If it is inside a retail building, she does not think that creates the eyesore that outdoor storage does. Mr. Carpenter stated he has a sample of Dayton's code that has limitations as far as hazardous chemicals if they were doing indoor storage. If council desires it go to planning commission, he would like a little more of the ideas to include into some type of legislation on the parameters of what that might look like so they don't start somewhere that council is not interested in considering. Mayor Williams stated planning commission meets September 21. They would get it in September and they would need to post seven days prior if it is on their agenda. It would have to be posted by September 14 for planning commission to review a proposed text amendment change to the zoning code. The idea is to share with the city manager and then he would draft language they would look at.

Mrs. Franklin asked if he had the Huber Heights code. Mr. Carpenter stated he didn't; they reached out, but he doesn't have it. Their storage is in a B-2. Mrs. Franklin would like to see how it is written.

Mr. Teaford stated regarding outdoor storage, it is not as if they are storing items outside; they will be in buildings; they will build something like a garage. It is not over on Harshman where they see boats and cars; they don't allow that on their lots. It has to go inside a storage unit. The outdoor storage just won't be in that building; it will be in garages that are built.

Mayor Williams stated that he goes back to the percentage of lot size. If indoor storage went into the current building footprint and wanted a storage unit separate from the current building; they would be able to regulate that by saying it could never exceed whatever percent of lot size or never larger than 'x' number so square feet. It would be like they regulate a front yard driveway, a backyard shed. They do that now with different things.

RECORD OF PROCEEDINGS

Minutes of

Meeting

BEAM GRAPHICS 800.325.8094 FORM NO 10148

Held Thursday, August 13, 2020 20

Ms. Fry motioned to ask the planning commission to consider putting indoor storage in a B-2. Mayor Williams seconded the motion. Five were in favor; Mr. Teaford and Ms. Campbell opposed. Motion carried.

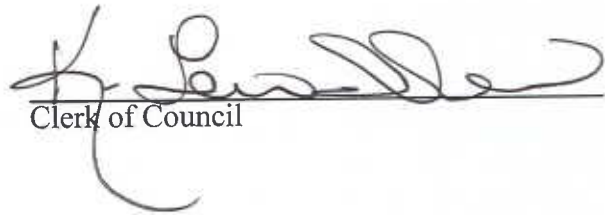
ITEM 8: COUNCIL MEMBER COMMENTS: Mr. Carpenter stated that the council retreat will be August 22, 9 am – 2 pm. He will send out additional information. It will be at the Comfort Suites. Mrs. Franklin asked if the mediator would be there. Mr. Carpenter replied no.

Mrs. Franklin commented that the Woodman/Airway intersection looks awesome.

ITEM 9: ADJOURNMENT: Mayor Williams motioned to adjourn. Mr. Denning seconded the motion. All were in favor; none were opposed. **Motion carried.** The meeting adjourned at 8:33 pm.



Peter J. Williams, Mayor



Clerk of Council